

**City of Blue Lake
Planning Commission Minutes
September 21, 2015**

The Blue Lake Planning Commission was called to order at 7:02 p.m. at Skinner Store

Commissioners Present: Richard Platz, Earl Eddy, Karen Nessler and David Glen

Commissioners Absent: None

Staff Present: City Planner Garrison Rees, Planning Commission Secretary Cheryl Gunderson, Assistant City Manager Vicki Hutton, and City Clerk April Sousa

Staff Absent: None

Public Present: Kit Mann

1. Approval of Minutes: August 24, 2015 Special Meeting

- a. Motion (Nessler, Eddy) to approve August 24, 2015 Special Meeting minutes as written.
- b. Motion passed unanimously.

2. Public Input on Non-Agenda Items

- c. None

3. Approval of the Agenda

- a. Motion (Platz/Nessler) to approve agenda with the following changes:
 - i. Discuss Zoning Ordinance Sections 707, 708, 712 and 713 (Amendments) and Public Hearing separately as Item 5.
 - ii. Move Item 7, Public Hearing for the Grading, Sediment and Erosion Control Ordinance, to Item 6.
 - iii. Renumber remaining agenda items accordingly.
- b. Motion passed unanimously.

Discussion/ Action:

4. Planning Commission Review: Dell'Arte Mad River Festival 2015 Post-Festival Report.

- a. Planner Rees presented the report to the Planning Commission. He explained that Dell'Arte is required to submit a report prior to the Festival in April, and after the Festival in September.
- b. The report indicated that there were 10,000 people in attendance over the entire event and that they received one parking complaint and one noise complaint. Both were resolved by Dell'Arte staff. The report concluded that Dell'Arte will continue to work on noise mitigation for next year's festival.
- c. The Planning Commission accepted the report.

- 5. Public Hearing/Planning Commission Action: Amendment of Zoning Ordinance Sections 707, 708, 712 and 713.**
- a. Planner Rees presented the current draft of Zoning Ordinance Sections 707, 708, 712, and 713.
 - b. Chair Platz opened the Public Hearing.
 - c. There were no comments from the public.
 - d. Chair Platz closed the Public Hearing.
 - e. The Commission discussed the proposed amendments to the Zoning Ordinance.
 - f. Motion (Platz/Glen) to adopt Resolution No. 1-2015, Resolution of the Planning Commission of the City of Blue Lake Recommending Amendment of Sections 707, 708, 712 and 713 – Amendments of the Blue Lake Zoning Ordinance No. 382, as Amended..
 - g. Motion passed unanimously.
- 6. Public Hearing/Planning Commission Action: Addition of new Grading, Sediment, and Erosion Control Ordinance and an Ordinance Establishing a Board of Appeals for the Grading, Sediment, and Erosion Control Ordinance.**
- a. Planner Rees presented the current draft of the Grading, Sediment, and Erosion Control Ordinance. He explained that there have been no changes since this was last seen by the Planning Commission.
 - b. Chair Platz opened the Public Hearing.
 - c. There were no comments from the public.
 - d. Chair Platz closed the Public Hearing.
 - e. The Commission discussed the proposed Ordinances.
 - f. Motion (Eddy/Glen) to adopt Resolution No. 2-2015, Resolution of the Planning Commission of the City of Blue Lake Recommending Adoption of a Grading, Erosion, and Sediment Control Ordinance and an Ordinance Establishing a Board of Appeals Relative to Interpretations of the Building Official and/or City Engineer of the Ordinance Regulating Grading, Erosion, and Sediment Control.
 - g. Motion passed unanimously.
- 7. Public Hearing/Planning Commission Action: Amendment of Zoning Ordinance Section 610 (Off-Street Parking Facilities), Section 618 (Accessory Buildings), Section 624 (Landscaping), and Section 627 (Residential Second Units). Addition of new Zoning Ordinance Section 628 (River, Creek, and Wetland Setbacks) and Section 629 (Major Vegetation Removal).**
- a. Planner Rees presented the current draft of the Zoning Ordinance to the Planning Commission with the exception of Sections 707, 708, 712, & 713.
 - b. Chair Platz recommended that the wording of Section 627 (Accessory Dwelling Units), Item J7, “City Council” be replaced with “the body making the appeal.” The Commissioners all agreed upon this rewording.
 - c. The Commissioners recommended that the first sentence of subsection B of Section 629 (Major Vegetation Removal) be revised to state: “Major vegetation removal may be permitted in any zone and shall require Site Plan Approval from the Planning Commission.”
 - d. Chair Platz opened the Public Hearing.
 - e. Kit Mann of 139 Applewood Lane, Blue Lake, California, presented a spreadsheet to the

Commissioners which identified the allowable sizes of Residential Second Units based on the proposed revisions to Section 627. The spreadsheet also contained two alternatives to the proposed revisions which included: 1) allowing second units (attached or detached) to be 50% of the size of the main residence; or 2) to remove the percentage requirement for attached second units and allow the maximum ground coverage of the zone to regulate the size of second units. His concern was that the Ordinance allows larger detached second units but greatly restricts the size of attached second units.

- f. Chair Platz closed the Public Hearing.
- g. The Planning Commissioners discussed the proposed amendments and the information presented by Mr. Mann and decided to continue the Public Hearing to the October meeting in order to do further research on residential second units. The Commissioners directed Staff to review State law and determine whether the proposed revisions are in compliance.

8. Public Hearing/Planning Commission Action: Amendment of the General Plan Housing Element.

- a. Planner Rees presented the current draft of the General Plan Housing Element.
- b. He explained that the Goals and Policies are unchanged since the Planning Commission last reviewed the document.
- c. Planner Rees discussed the changes in the formatting in the Goals and Policies section and new revisions in the other sections of the Element. Planner Rees explained there is additional budget left for revisions to the Housing Element.
- d. Chair Platz opened the Public Hearing.
- e. There were no comments from the public.
- f. Chair Platz closed the Public Hearing.
- g. The Commissioners discussed the proposed amendments and decided to continue the Public Hearing and recommended that Staff use the remaining budget to revise the Housing Element and bring it back at the October meeting.

9. Miscellaneous Planner Items.

- a. Planner Rees gave an overview of the meeting and discussed the need for an additional Special Meeting and Public Hearing for Section 625 (Site Plan Approval) of the Zoning Ordinance.

10. Upcoming Planning Commission Meetings for the next 3 months will be on October 19th, November 16th and December 21st.

- a. All Commissioners in attendance will be available to attend upcoming meetings, with the exception of Chair Platz, who may be unavailable for the November and December meetings.

11. Adjournment by 9:00 pm unless extended by the Planning Commission.

- a. Motion (Glen, Eddy) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 8:42 p.m.